

Plans

Streamlined Annual Version

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2008

PHA Name: (AL112)
Housing Authority of the City of Opp

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Opp

PHA Number: AL112

PHA Fiscal Year Beginning: (mm/yyyy) 07/01/2008

PHA Programs Administered:

☒ **Public Housing and Section 8**

Number of public housing units:
Number of S8 units:

☐ **Section 8 Only**

Number of S8 units:

☐ **Public Housing Only**

Number of public housing units:

☐ **PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Janie Weeks

Phone: 334-493-9741

TDD:

Email (if available): oha@oppcatv.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

☒ Main administrative office of the PHA

☐ PHA development management offices

☐ Main administrative office of the local, county or State government

☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒ Main business office of the PHA ☐ PHA development management offices

☐ Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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ATTACHMENTS

- 27.) Executive Summary
- 28.) Other Information (Substantial Deviation)
- 29.) Resident Members on the PHA Governing Board
- 30.) List of Resident Advisory Board
- 31.) Comments form Resident Advisory Board & Explanation of PHA Response
- 32.) Organizational Chart
- 33.) Deconcentration and Income Mixing
- 34.) Voluntary Conversion Initial Assessment
- 35.) Brief Statement of Progress
- 36.) Resident Advisory Board Recommendation and PHA Response
- 37.) Physical Needs Assessment

HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Section A: The PHA's mission is: The basic mission of this HA is to serve the needs of low-income persons in the PHA jurisdiction. This can be done by taking steps to: Promote adequate and affordable housing; Promote economic opportunity; Promote a suitable living environment free from discrimination.

Our mission is to provide drug free, decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for residents. In order to achieve this mission, we will: Recognize residents as our ultimate customer; Improve Public Housing Authority management and service delivery efforts through effective and efficient management of HA staff; Seek problem-solving partnerships with residents, community, and government leadership; Apply HA resources, to the effective and efficient management and operation of public housing programs, taking into account changes in Federal funding; Comply and Support the Violence Against Women and Justice Department Reauthorization Act 2005

VAWA Goals and Objectives: It is the goal of the HA not to evict any public housing resident or terminate Section 8 assistance to any victim of violence covered under VAWA and that certifies to the alleged abuse and complies with the terms of the certification. Since the HA implemented the provisions of the VAWA Act no public housing resident and/or Section 8 participant has been evicted or assistance terminated that qualified as a victim of abuse covered under the VAWA Act. The HA distributed a notice dated August 1, 2007 to all public housing households and a notice was mailed to all Section 8 Landlords and participants informing them that the HA would not evict or terminate rental assistance to victims of criminal domestic violence, dating violence, sexual assault, or stalking, as well as members of the victims' family listed on the dwelling lease or voucher. The HA has developed a certification form for victims to certify that the alleged incident of abuse are bona fide and agrees to have the alleged abuser removed from the dwelling lease or voucher. A copy of Notice PIH 2006-42 was mailed to All Section 8 Landlords, Participates, and Public Housing households. The HA developed a notice that is covered with the Public Housing Household and the Section 8 participant household during the leasing session. Each person participating in the lease session is also required to sign the notice that explains the requirements of VAWA. The HA also used

HUD form 50066 for both Public Housing and Section 8 Participates. The Opp Housing Authority along with The Opportunity House (House for domestic violence child or adult victims) which are located here in Opp, have teamed together to provide victims or applicants with support and services that are available for victims of domestic violence, dating violence, or sexual assault. Educational Programs as well as brochures have been presented by personnel from The Opportunity House for tenants and participates whom reside with the Opp Housing Authority or is a Section 8 participates. The meetings were held in the community room belonging to Opp Housing Authority. Personnel from Opp Housing were also present to educate tenants on policies and services available for victims of domestic violence.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. ☐ Yes ☒ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. ☐ Yes ☒ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No:

Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

☐ Yes ☐ No:

Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - ☐ low utilization rate for vouchers due to lack of suitable rental units
 - ☐ access to neighborhoods outside of high poverty areas
 - ☐ other (describe below):

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: Covington County

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: The Opp Housing Authority will begin our Modernization program within the next 30 days. The proceeds will go toward the replacements of windows in AL001, AL002, & AL004. Project AL004 will also receive new paint on interior walls, ceilings and doors. Also in addition to Mod funds money from other investments will be used as well to make repairs within the housing communities. The housing authority will continue to make necessary repairs and will continue to provide decent, safe, and sanitary housing for our residents. In order to maintain our mission goal we will continue to inspect apartments for annual inspections, preventive maintenance and etc... We are currently advertising in local news papers as well as on local radio channels which broadcast throughout our county for vacancies in public housing as well as our Section 8 Housing Choice Voucher Program, which will allow the housing authority to meet the needs of the jurisdiction's very low to moderate-income families that are distressed by housing problems and rent burdens. The housing authority also housed several families that had heard our radio advertisement. The Director has worked with the Mayor in efforts to maintain the utilities and streets owned by the City of Opp and utilized by the Opp Housing Authority. The Director has meet with the Mayor and requested that speed breakers and paving be took into consideration within the housing communities. Additional lighting in common areas of the housing communities are also a topic of discussion with the Mayor.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G).	Annual Plan: Pet Policy

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input type="checkbox"/> Check here if included in the public housing A & O Policy.	
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Opp		Grant Type and Number AL09P112501-04 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000			
3	1408 Management Improvements		25,501	25,501	25,501
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,450	8200	8200	8200
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	230,400	276,469	276469	264500
11	1465.1 Dwelling Equipment—Nonexpendable	22,566	224	224	224
12	1470 Nondwelling Structures		4022	4022	4022
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	314416	314416	314416	302,446
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

PHA Name: Housing Authority of the City of Opp			Federal FY of Grant: 2004						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AL001	Floor tile 27 units			94,500	94,500	94,500	82,531		
AL001	A & E Fees			8,200	8,200	8,200	8,200		
AL001	Replace sheet rock ceilings			50,000	50,000	50,000	50,000		
AL001	Office Furniture & Fire Proof Cabinets			10,000	0	0	0		
AL001	Office Renovations			31,716	31,716	31,716	31,716		
AL001	Refurbish 60 units Interior			120,000	120,000	120,000	120,000		
	Purchase new software				25501	25501	25501		
	Nondwelling				224	224	224		
	Carry forward to supplement 2006 CFP work				11969	11969			

[illegible]

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of the City of Opp				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 7-1-09 – 6-30-09	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 7-1-10 - 06-30-10	Work Statement for Year 4 FFY Grant: 2011 PHA FY:7-1-11 - 6-30-11	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 7-11-12 – 6-30-12
	Annual Statement				
1460 Dwelling Structures		\$201,818	\$201,818	\$201,818	\$201,818
1430 Fees & Costs		\$30,000	\$ 30,000	30,000	30,000
1406 Operations		\$20,000	\$20,000	20,000	20,000
CFP Funds Listed for 5-year planning		\$251,818	\$251,818	\$251,818	\$251,818
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

[illegible]

8. Capital Fund Program Five-Year Action Plan

[illegible]

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report **Part I: Summary Capital Fund Grant No.#AL09P112501-05 Federal FY of Grant : 2005**

Line No.	Development Account	Original	Revised #1	Revision #2	Obligated	Expended
1	1406	20,000				
2	1408					
3	1410					
4	1411					
5	1415					
6	1430	31,000	10,900	2354	2354	2354
7	1440					
8	1450					
9	1460	219,133	184,233	192779	192,779	184,233
10	1465.1					
11	1470		75,000	75,000	75,000	75,000
12	1475					
13	1485					
14	1490					
15	1492					
16	1495.1					
17	1499					
18	1501					
19	1502	270,133	270,133	270,133	270,133	270,133
20	Amount of Annual Grant					
21						
22						
23						
24						

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report **Part II: Supporting Pages** Grant Number: **AL09P112501-05**

Development #	General Description of work	Development Account #	Quantity	Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA Wide	Replace 41 units floor tile	1460		143,600	143,600	143,600	143,600	
PHA Wide	A&E Fees	1430		10,900	2354	2354	2354	
PHA Wide	Replace gate valves	1460		5633	5633	5633	5633	
PHA Wide	Office Renovations	1470		75000	75000	75000	75000	
PHA Wide	Ceiling & Plaster Work	1460		15000	15000	15000	15000	
PHA Wide	Carry forward balance of funds to 2006	1460			8546	8546	8546	
PHA Wide	Misc. work in units #27	1460		20000	20000	20000	20000	

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Part III: Implementation Schedule Grant No.#AL09P112501-05

Development #	Original	Revised1	Actual2	Original	Revised1	Actual2	
PHA Wide	12/31/2006			09/30/2009			

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Part I: Summary Comprehensive Grant #AL09P11250106

Line No.	Summary by Development	Original	Revised1	Obligated	Expended
1	1406				
2	1408				
3	1410				
4	1411				
5	1415				
6	1430	30,000	30,000		
7	1440				
8	1450				
9	1460	208,951	216,011		
10	1465.1				
11	1470				
12	1475				
13	1485				
14	1490				
15	1492				
16	1495.1				
17	1498				
18	1502				
19	Amount of Annual Grant	238,951	246,011		

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Part II: Supporting Pages Comprehensive Grant #AL09P11250106

Development #	General Description	Development Account #	Quantity	Original	Revised 1	Funds Obligated 2	Funds Expended 2		
PHA WIDE	Fee & Costs	1430		30,000	30,000				
PHA WIDE	88 units Kitchen Cabinets	1460		206,416	206,416				
PHA WIDE	48 Units Medicine Cabinets	1460		1,680	1,680				
PHA WIDE	32 units Mini Blinds	1460		855	7,915				
Additional FY 2006 Capital Funds									
				238,951	246,011				

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Part III: Implementation Schedule Grant #AL09P11250106

Development #	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	Reasons for revised		
PHA WIDE	NO CHANGE								

8. Capital Fund Program Five-Year Action Plan

**Annual Statement / Performance and Evaluation Report
Part 1: Summary
Comprehensive Grant #AL09P11250107**

Line No.	Summary By Development	Original	Revised 1	Obligated	Expended	
1	1406	25,000				
2	1408					
3	1410					
4	1411					
5	1415					
6	1430	16,000				
7	1440					
8	1450					
9	1460					
10	1465.1	210,818				
11	1470					
12	1475					
13	1485					
14	1490					
15	1492					
16	1495.1					
17	1498					
18	1502					
19	Amount of Annual Grant	251,818				
20						
21						
22						
23						

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Part II: Supporting Pages Comprehensive Grant #AL09P11250107

General Description of Work	Development Account Number	Original	Revised 1	Funds Obligated 2	Funds Expended 2		
40 units of windows	1460	35,000					
20 units of windows	1460	18,000					
48 units of interior doors & hardware	1460	65,000					
Paint & Refurbish 12 units interior	1460	18,000					
Replace 12 units of tub/shower wall surround, Lav. & Tub Faucets, showerheads, towel racks,	1460	74,818					
Operations	1406	25,000					
Fees & Costs	1430	16,000					
TOTAL		251,818					

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Part III: Implementation Schedule Federal FY of Grant: AL09P11250107

Development Number	Original	Revised	Actual	Original	Revised	Actual			
OHA WIDE	06/2007			06/2011					

8. Capital Fund Program Five-Year Action Plan

**Annual Statement/Performance and Evaluation Report
Part I: Summary
Comprehensive Grant AL09P11250108**

Line No.	Summary by Development	Original	Revised 1	Obligated	Expended		
1	1406	25,000					
2	1408						
3	1410						
4	1411						
5	1415						
6	1430	16,000					
7	1440						
8	1450						
9	1460						
10	1465.1	210,818					
11	1470						
12	1475						
13	1485						
14	1490						
15	1492						
16	1495.1						
17	1498						
18	1502						
19	Amount of annual grant	251,818					
20							
21							
22							

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Part II: Supporting Pages Comprehensive Grant No.#AL09P11250108

General Description of Work	Development Account Number	Original	Revised 1	Funds obligated 2	Funds expended 2	
Refurbish 40 units of bathrooms, (Replace tub surrounds, Lav & tub hardware, medicine cabinets, replace commodes, & selected sinks	1460	\$251,818				
Total		251,818				

8. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Part III: Implementation Schedule Federal FY of Grant L AL019P11250108

Development Number	Original	Revised	Actual	Original	Revised	Actual
AL112001	06/2008			06/2012		

8. Capital Fund Program Five-Year Action Plan

Attachment “A” Executive Summary

In accordance with the Rules and Regulations issued by HUD, The Opp Housing Authority developed the following 1-Year Annual Plan.

The goals and objectives of the OHA are contained in the one-year Annual Plan, ACOP and the Section 8 Administrative Plan. They were written to comply with the HUD guidelines, rules, regulations and with Federal Law.

The Housing Authority City of Opp will continue to make as many affordable units decent and suitable for habitation for as many approved families within our jurisdiction. As funding is made available to the housing authority monies will be spent toward improving the existing units for living conditions. We are reducing our vacancy rate by advertising in local newspapers and on local radio channels. Unit clean ups for move outs are now being contracted out to local contractors which assist the housing authority with the turn around time. Lawn maintenance is also being contracted out and is being preformed bi-weekly, this also helps with the appearance of our apartments which has allowed the housing authority to rent units more rapidly.

We will follow the deconcentration and income mixing policies which will allow the housing authority to ensure a balance of income levels in each community. The housing authority has set a discretionary minimum rent for both programs administrated and has a minimum rent hardship policy adopted.

8. Capital Fund Program Five-Year Action Plan

Attachment “B” Other Information

Substantial Deviation:

The definition of “Substantial Deviation” and “Significant Amendment or Modification” (903. & HUD’s interim rule sought public comment on how the regulation should be defined “Substantial Deviation” of the Annual Plan and “Significant Amendment or Modification” of the Annual Plan. The statute required that PHA’s may change or modify their plan or policies described in them, any, “Significant Amendment or Modification” to the plan would require PHA’s to submit a revised plan that has met public process requirement. In response to the range of comments received, the final rule provides that PHA’s must define the term “Substantial Deviation” and “Significant Amendment or Modification” for themselves, by stating the basic criteria for such definition in an annual plan that has met full public process requirements, including Resident Advisory Board Review. In the PHA plan, HUD will consider the following to be significant amendments or modifications:

- (1.) Changes to rent or admissions policies or the organization of the waiting list;
- (2.) Additions of non-emergency work items or changes in the use of replacement reserve funds under the Capital Fund;
- (3.) Any changes of new activities not included in the current PHDEP Plan;
- (4.) A change with regards to demolition or disposition, homeownership programs or conversion activities;

An exception to this definition will be made for any of the above adopted to reflect changes in HUD regulatory requirement, such changes will not be considered significant amendments by HUD. The Annual Plan template issued pursuant to the Interim Rule does not include a space for the required definitions.

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'C' RESIDENT MEMBERS ON THE PHA GOVERNING BOARD:

- 1.) Does the PHA governing board include at least (1) one member who is directly assisted by the PHA this year? No, however when the terms expire on the existing members a resident member will be considered by the Mayor.
- 2.) If the PHA governing board does not have at least one member, who is directly assisted by the PHA, why or why not? The PHA has less than 300 public housing units, has provided reasonable notice to the Resident Advisory Board of the opportunity to serve on the governing board, and had not been notified by any resident of their interest to participate on the board.
- 3.) Date of next term, expiration of a governing board member? 12/16/2008
- 4.) Name and tile of appointing official for governing board. H.D. Edgar, Mayor

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'D' List of Resident Advisory Board

**Mr. James Hammond
Apt.#123 209 MLK Drive
Opp, AL. 36467
Chairman**

**Ms. Carmella Germany
Apt.#58 Everette Drive
Opp, AL. 36467
Secretary**

**Ms. Eva Mae Wells
Apt.#56 Everette Drive
Opp, AL. 36467**

**Mr. Charles McPherson
Apt.#4 Hardage Circle
Opp, AL. 36467**

**Ms. Bessie Washington
Apt.#94 Carver Court
Opp, AL. 36467**

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'E' COMMENTS FROM RESIDENT ADVISORY BOARD & EXPLANATION OF PHA RESPONSE:

A meeting was held on January 9, 2008 with RAB members. The meeting was held at our 800 Barnes Street Office beginning at 10:00a.m. A sign-in Sheet was made available for those attending. The meeting was open with prayer and the following items were discussed:

(1.) Window Replacement & Refurbishment of electric units in AL004

The meeting was geared around the above items. RAB members were informed that proposals were being advertised in the local newspapers and a qualified contractor would be selected at the end of the advertisement period. The director informed the RAB that she was looking for several interested contractors to inquire about the work. The director informed the board that the contract would be for the replacement of windows in project AL001, 002 & 004; and for the refurbishment of all electric units in AL004. The director had a sample of the window and presented the sample at the meeting. All RAB members were pleased with the sample presented. RAB members inquired about the length of the contract and questioned the refurbishments of the units. The director informed the board that a contract would be executed in the very near future and another meeting would be held at that time to discuss more details. The director suggested that RAB make a list of needed repairs in there community and to present it at the next meeting. The director recommended that RAB members help inform other tenants of the up coming projects.

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'F' **OPP HOUSING AUTHORITY ORGANIZATIONAL CHART:**

- (A.) Elected Board of Commissioners**
- (B.) Executive Director**
- (C.) PHM**
- (D.) Section Coordinator**
- (E.) Occupancy Clerk**

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'G' DECONCENTRATION AND INCOME MIXING

- 1.) Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If not, this section is complete. NO**
- 2.) Do any of those covered developments have a average income above 85% to 115% of the average incomes of all such developments? IF not, this section is complete. NO**
- 3.) If yes, list these developments as follows: (A.) Development Name, Number of Units, Explanation (if any), Deconcentration Policy (if no explanation) see step 5 at 903.2**

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'H' VOLUNTARY CONVERSION INITIAL ASSESSMENT

- (1.) How many of the PHA's developments are not subject to the required initial assessment? Five (5)
- (2.) How many assessments were conducted for the PHA's covered developments? One (1)
- (3.) How many of the PHA's developments are not subject to the required initial assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects? Five (5)
- (4.) Identify PHA developments that may be appropriate for conversion based on the required initial assessments: None

Development Name:	#of units
AL112-001 Hardage Circle	40
AL112-002 Carver Court	20 (gas)
AL112-003 Everette Drive	24
AL112-003 Lakeview Drive	24
AL112-004 Carver Court	12 (electric)
AL112-005 Martin Luther King Drive	50

- (5.) If the PHA has not completed the required initial assessments, describe the status of these assessments: Compared the operating cost of both programs administrated, Public Housing & Section 8, and the Section 8 is more costly to our authority.

8. Capital Fund Program Five-Year Action Plan

ATTACHMENT 'I' BRIEF STATEMENT OF PROGRESS

At the time of submission of the Annual Plan for 2008, the Opp Housing Authority has completed any prior commitments and is working with other city officials, tenants, HA employees, and landlords to prepare for future goals.

8. Capital Fund Program Five-Year Action Plan

OTHER INFORMATION RESIDENT ADVISORY BOARD (RAB) RECOMMENDATION AND PHA RESPONSE

- 1.) **Did the PHA receive any comments on the PHA plan for the Resident Advisory Board? Yes, See comments in attachment “F”.**
- 2.) **In what manner did the PHA address to those comments? See attachment “F”**
- 3.) **Considered the comments, however determined that no changes to the PHA 2008 Annual Plan were necessary. An explanation of the PHA’s consideration is included at the end of the RAB comments in Attachment “F”.**

8. Capital Fund Program Five-Year Action Plan

PHYSICAL NEEDS ASSESSMENT

OPP HOUSING AUTHORITY

FISCAL YEAR 2008

Purpose: The Opp Housing Authority is a small PHA with 170 units in five (5) developments. The Executive Director has provided information for each development pertaining to purposed capital improvements for their individual Capital Fund Program funding. This information was gathered by the Executive Director, Resident Advisory Board and REAC Inspections with the goal of improving the units and making them available for rental.

Capital Improvements Programs:

- 1) Development #1 (Hardage Circle)**
- 2) Development #2 (Carver Court – Gas Units)**
- 3) Development #3 (Everette & Lakeview Drive)**
- 4) Development #4 (Carver Court- Electric Units)**
- 5) Development #5 (209 MLK Drive)**

Five Year Capital Plan:

Replacement of Interior Doors
Refurbishing of Bathrooms
Replacement of Windows

Replacement of A/C Furnaces
Replacement of Exhaust Fans
Refurbishing Interior walls (Development#3)